

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- June 21, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the May 17, 2019 regular meeting of the Board.

Approval of the agenda for the June 21, 2019 regular meeting of the Board.

9:00 A.M.

303-19-S	ZONING DISTRICT: B1-1	WARD: 47
APPLICANT:	Oaktree Academy, LLC	
OWNER:	Ambala Holdings, LLC	
PREMISES AFFECTED:	2114 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish two off-site parking spaces to meet the parking requirement for a proposed day care center located at 2120 W. Lawrence Avenue.	

304-19-S	ZONING DISTRICT: RS-2	WARD: 49
APPLICANT:	Saint Anne's Home	
OWNER:	The Order of Saint Anne, Chicago	
PREMISES AFFECTED:	1715 W. Chase Avenue	
SUBJECT:	Application for a special use to establish a community home group living to be converted from the existing community home to family living in an existing three-story building.	

305-19-Z	ZONING DISTRICT: RS-3	WARD: 40
APPLICANT:	Drew and Nancy Coatney	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5750 N. Fairfield Avenue	
SUBJECT:	Application for a variation to expand the existing floor area from 3,475 square feet to 3,995 square feet (520 square foot addition) for a proposed rear three story addition to the existing two-story single family residence.	

306-19-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	McDonald's Corporation	
OWNER:	Franchise Realty Investment Trust- IL	
PREMISES AFFECTED:	4844 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish a dual lane drive-through facility to serve an existing fast food restaurant.	

307-19-S **ZONING DISTRICT:** B3-2 **WARD:** 1
APPLICANT: Aeslin Pup Hub WT, LLC
OWNER: O & J Investments, LLC
PREMISES AFFECTED: 1802-06 W. Chicago Avenue
SUBJECT: Application for a special use to establish an animal boarding kennel.

308-19-Z	ZONING DISTRICT: RM-4.5	WARD: 1
APPLICANT:	2038 W. Superior, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2038 W. Superior Street	
SUBJECT:	Application for a variation to reduce the front setback (W. Lee Street) from the required 12' to 4', the front setback for parking (W. Lee Street) from 20' to 4' for a proposed one-story, attached two-car garage for the existing single family residence.	
309-19-S	ZONING DISTRICT: B3-2	WARD: 12
APPLICANT:	Maria Castro	
OWNER:	Javier Galindo	
PREMISES AFFECTED:	2878 W. Cermak Road	
SUBJECT:	Application for a special use to establish a beauty salon.	
310-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	2037 N. Kenneth, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1653 W. Division Street	
SUBJECT:	Application for a special use to eliminate the two required on-site parking spaces for a proposed three-story building with office space and two dwelling units which is a transit served location within 1,320 feet of a CTA station entrance.	
311-19-S	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	Development Group, LLC Hancock	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2020 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, five dwelling unit building with a detached two-car garage and three-car garage which will each have a roof deck.	
312-19-Z	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	Development Group, LLC Hancock	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2020 W. Armitage Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 5,000 square feet to 4,600 square feet for a proposed four-story, five dwelling unit building.	
313-19-Z	ZONING DISTRICT: B2-5	WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	

314-19-Z	ZONING DISTRICT: B2-5	WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the required on-site parking from thirty-four spaces to twenty-eight spaces for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	
 315-19-Z	 ZONING DISTRICT: B2-5	 WARD: 12
APPLICANT:	Jiamiene Hsu	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3211 S. Archer Avenue	
SUBJECT:	Application for a variation to reduce the required off-street loading zone from the required one to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.	
 316-19-Z	 ZONING DISTRICT: RM-4.5	 WARD: 28
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 4.33' for a proposed two-story, six dwelling unit building.	
 317-19-Z	 ZONING DISTRICT: RM-4.5	 WARD: 28
APPLICANT:	708 S Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	710 S. Campbell Avenue	
SUBJECT:	Application for a variation to reduce the required parking from six on-site parking spaces to five for a proposed two-story, six dwelling unit building.	
 318-19-S	 ZONING DISTRICT: M2-3	 WARD: 12
APPLICANT:	Elemento S A Inc.	
OWNER:	Emma Rodriguez and Jose Gaytan	
PREMISES AFFECTED:	3252 W. 31st Street	
SUBJECT:	Application for a special use to establish a Class IV-A recycling facility in an existing Class II recycling facility.	
 319-19-S	 ZONING DISTRICT: B3-2	 WARD: 2
APPLICANT:	Clair Enterprises, LLC	
OWNER:	Saul Del Rivero	
PREMISES AFFECTED:	2123 W. Division Street	
SUBJECT:	Application for a special use to establish a hookah bar.	

320-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to increase the existing floor area ratio from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

321-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to 1.92' (south to be 3.08'), combined side setback to be 5' for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit.	

322-19-Z	ZONING DISTRICT: RT-4	WARD: 25
APPLICANT:	Yo, Eleven, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	815 S. Carpenter Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 390 square feet to 254 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.	

323-19-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Michael Scoby	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1050 W. Kinzie Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for an existing four-story, six dwelling unit building to be converted to a seven dwelling unit building with one additional parking space for the new unit.	

324-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Palmer Park, LLC	
OWNER:	Same	
PREMISES AFFECTED:	3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from 960 square feet to zero for the conversion of an existing two-story building into fourteen dwelling units with a rear open parking lot.	

325-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Palmer Park, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the required off-street parking from the required fourteen spaces to twelve spaces to convert an existing two-story building to a fourteen dwelling unit building with a rear open parking lot.	
326-19-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Palmer Park, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the landscape setback along N. Sawyer from the required 7' to 2' and to eliminate four required trees in the setback and to reduce the required amount of shrubs in the setback from thirty to six, and to allow a 4' high ornamental fence to be installed at the property line instead of 5' from the property line for a two-story residential building with on-site parking lot.	
327-19-Z	ZONING DISTRICT: B2-3	WARD: 1
APPLICANT:	Tim Pomaville	
OWNER:	Ambrosia Homes of Illinois, LLC Series 39	
PREMISES AFFECTED:	2438 N. Western Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.	
328-19-S	ZONING DISTRICT: C2-1	WARD: 32
APPLICANT:	Vequity, LLC Series LV 2001	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2366 N. Damen Avenue	
SUBJECT:	Application for a special use to establish a gas station with a one-story, commercial / retail accessory building.	
329-19-Z	ZONING DISTRICT: C2-1	WARD: 32
APPLICANT:	Vequity, LLC series LV 2001	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2366 N. Damen Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,346 square feet for a proposed gas station with a one-story commercial/retail accessory building.	

330-19-Z	ZONING DISTRICT: RM-5	WARD: 4
APPLICANT:	Board of Education	
OWNER:	Public Building Commission	
PREMISES AFFECTED:	4949-5015 S. Blackstone Avenue / 5002-58 S. Lake Park Avenue	
SUBJECT:	Application for a variation to reduce the rear setback abutting South Lake Park Avenue from the required 50' to zero for a proposed 25' tall accessory score board, two 90' high sport light poles and a 6' tall ornamental fence on top of the existing 2' high retaining wall which will serve an out-door track and football field accessory to existing high school and elementary school buildings.	
331-19-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Karkif Division 2, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1807 W. Division Street	
SUBJECT:	Application for a special use to reduce the required parking by 100% from five required spaces to zero for a proposed four-story addition to an existing one and three story building which shall be converted to a retail and seven dwelling unit building which shall be a transit served location.	
332-19-Z	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Karkif Division 2, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1807 W. Division Street	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 7,000 square feet to 6,620 square feet for a proposed four-story addition to the existing one and three-story building to be converted to a retail and seven dwelling unit building which shall be a transit served location.	
333-19-Z	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Karkif Division 2, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1807 W. Division Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 3.06' for a proposed four-story addition to the existing one and three story retail and dwelling unit building to be converted to a retail and seven dwelling unit building which shall be a transit served location.	
334-19-S	ZONING DISTRICT: DS-5	WARD: 3
APPLICANT:	Daystar Education Association	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1550 S. State Street	
SUBJECT:	Application for a special use to expand an existing school in an existing one-story building.	

WARD: 3

Application for a special use to establish an off-site required accessory parking lot with six accessory parking spaces, thirteen drop-off spaces and one 10' x 25' loading zone to serve a proposed one-story school use building located at 1550 S. State Street.

WARD: 3

Application for a special use to establish an off-site non accessory parking lot with seventy-six parking spaces to serve a proposed one-story school use located at 1550 S. State Street.

2:00 P.M.

CONTINUANCES

241-19-S	ZONING DISTRICT: M3-3	WARD: 22
APPLICANT:	Frenchy Soccer Development, LLC	
OWNER:	Heneghan Wrecking Company Inc. / Heneghan Wrecking and Excavating Co, Inc.	
PREMISES AFFECTED:	4201 W. 36th Street	
SUBJECT:	Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse.	

251-19-S **ZONING DISTRICT: DX-7** **WARD: 42**

APPLICANT: Kadampa Meditation Center New York

OWNER: Same as applicant

PREMISES AFFECTED: 375 W. Erie Street, Unit C-101

SUBJECT: Application for a special use to establish a religious assembly facility.

VOTE ONLY

259-19-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	Dusk 'Til Dawn, Inc.	
OWNER:	Mendoza Family Holdings, LLC	
PREMISES AFFECTED:	3448 N. Clark Street	
SUBJECT:	Application for a special use to establish a massage establishment.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 182-19-Z, 84-19-S, 202-19-Z, 203-19-Z and 225-19-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 17, 2019.

Adjournment.